

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 19, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 AM. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Mark Glendinning, Building Inspector

Fletcher Parsons, Associate Engineer

OTHER BUSINESS

ITEM 1: 275 Los Gatos-Saratoga Road
 Architecture and Site Application S-06-44

Requesting approval to demolish the Chevron station on property zoned C-2.

APN 510-14-076

PROPERTY OWNER: Chevron USA, Inc

APPLICANT: Musco Escavators

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a. Find that the proposed project is categorically exempt, pursuant to Section 15301 of the California Environmental Quality Act as adopted by the Town; and
 - b. Make the findings, as required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing gas station:
 1. The Town's housing stock will be maintained because a house will not be demolished, this is a commercial structure; and
 2. The existing structure is not historically or architecturally significant; and
 3. The property owner does not want to maintain the existing structure; and
 4. The economic utility of the building has been exceeded; and
 - c. Determine that the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - d. That the work proposed is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B); and
 - e. Approve the Architecture and Site application subject to the draft conditions below, as well as, any additional conditions from the building department, engineering department, Santa Clara County Fire Department, and any other department or agency with jurisdictional authority, and as shown on the development plans received September 8, 2006.
7. *Glendinning* seconded, motion passed unanimously.
8. Appeal rights were cited.

PUBLIC HEARINGS

ITEM 2: 8 Grove Street
Architecture and Site Application S-05-066
Negative Declaration ND-05-03

Requesting approval to construct a new single family residence on property zoned R-1:10. No significant environmental impacts have been identified as a result of this project and a Mitigated Negative Declaration is recommended. APN 529-35-050

PROPERTY OWNER: Si Lei Cheng

APPLICANT: Ray Ching

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Darlene Talukder - Asked about the proposed driveway configuration.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a. It has been determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent, and a Mitigated Negative Declaration has been prepared. The Development Review Committee hereby makes the Negative Declaration and adopt the attached Mitigation Monitoring Plan.
 - b. An exception is being granted to the maximum cut depth for the driveway. The driveway has been located in the best location to preserve the existing oak trees, is the minimum size and configuration to provide access to the house and garage, and to provide an adequate backup area.
 - c. The project is otherwise in compliance with all applicable Hillside Development Standards & Guidelines.
 - d. As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Linney* seconded, motion passed unanimously.
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:30 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Joel Paulson, Associate Planner